

**CONDITIONAL USE PERMIT NO. 03-074  
PROJECT NO. 03-074-(5)**

**STAFF ANALYSIS  
FOR DECEMBER 16, 2003 HEARING OFFICER PUBLIC HEARING**

**PROJECT OVERVIEW**

The proposed development associated with Conditional Use Permit No. 03-074 is Tract 46018-04, a portion of approved Tentative Tract No. 46018. The master tract along with Zone Change and Conditional Use Permit No. 85628 was approved by the Board of Supervisors on January 31, 1989. This approval authorized the creation of 1298 single-family lots, 6 multi-family lots with 1202 new multi-family units, 2 public facilities lots, 2 open space lots and 1 commercial lot on 603 acres. The original approval required a new CUP for all future multi-family development.

The current applicant, DR Horton Los Angeles Holding Company, is proposing 534 new condominium units on 2 multi-family lots totaling 35 acres. The project site is currently vacant and graded in accordance with approved tract 46018. The development is required to comply with all of the land use requirements and development standards imposed by the existing RPD-5,000-20U (Residential Planned Development, 20 units per acre) zone as well as the development standards for multi-family residential development. It is also required to meet the conditions of the previously approved tract map and, where applicable, the associated Development Agreement.

**DESCRIPTION OF PROJECT PROPERTY**

- Location: the subject property is located at the easterly extension of Plum Canyon Road between Bouquet Canyon Road and Sierra Highway in the Sand Canyon Zoned District.
- Physical Features: the subject property is approximately 35 acres in size; it is shaped in a semi-circle with generally level topography that has already been graded in accordance with tract 46018.
- Access: the subject property takes access from Plum Canyon Road. There is an additional emergency access gate fronting along Plum Canyon Road.

**ENTITLEMENTS REQUESTED**

- The applicant has requested the approval of Conditional Use Permit No. 03-074 to authorize development associated with approved tract 46018. The request is to allow 2 multi-family lots with 534 new condominiums on the 35-acre site. The

Conditional Use Permit was a requirement of the original tract approval for all future multi-family development.

### **EXISTING ZONING**

- The project site is zoned RPD-5,000-20U. The project design complies with the standards of the zone. Surrounding zoning is also RPD-5,000-20U to the east, RPD-6,000-5.9U to the west, and RPD-5,000-6.2U to the south. To the north is zoned C-2 and RPD-6,000-5.9U.

### **EXISTING LAND USES**

- The subject property is currently vacant. It is surrounded by vacant properties to the north, south, east, and west; however these properties are approved for future single-family residences to the north, south, and west, multi-family residences to the east as well as some commercial use to the north.

### **PREVIOUS CASE/ZONING HISTORY**

- The current RPD-5,000-20U zone on the subject property became effective on November 10, 1988, following the adoption of Ordinance Number 880169, which implemented Zone Change No. 85628.

### **GENERAL PLAN CONSISTENCY**

The property is depicted within the Urban 3 (6.7 – 15 du/acre) and Commercial categories of the Santa Clarita Valley Area Plan. The Urban 3 portion of the subject property is approximately 17 acres, or half the subject property. The portion of the property that falls within the Urban 3 land use designation would allow a maximum of 255 units.

The Santa Clarita Valley Area Plan permits residential development on commercially designated property subject to the following:

Commercially designated properties (as shown on the Land Use Policy Map) in the Santa Clarita Valley may also be developed to appropriate residential uses through a Conditional Use Permit process pending findings that the proposed use is compatible with the surrounding area, that no significant negative environmental impacts will result from the development, and that the project will be adequately served by necessary public services and facilities. The maximum density shall not exceed 40 dwelling units per acre unless a density bonus has been granted for the provision of low moderate income housing. Mixed use (i.e., commercial and residential uses in one structure) developments are permitted as well.

The commercial designation is approximately 18 acres in size which would allow a

maximum of 720 units on that portion of the subject property if it were calculated at 40 du/acre. Although the land use designation on the subject property is partially commercial, the Development Agreement that was approved for tract 46018 allows residential development to occur in this location without the need for a CUP that specifically addresses this issue. The purpose of the excerpt from the Santa Clarita Valley Area Plan is to demonstrate that the commercial designation can generate residential density.

Utilizing the RPD zoning of 20 du/acre, the maximum allowable number of units on the entire subject property would be 700. The proposed density is 15.26 du/acre. The proposed 534 units are consistent with the density provisions of the Santa Clarita Valley Area Plan.

Tract 46108 was approved for a total of 1202 multi-family units for the entire tract. Therefore, if the CUP is approved for 534 units on 46018-04 the tract will have 668 units for future development on the remaining multi-family lots.

### **PROJECT DESCRIPTION**

- Conditional Use Permit 03-074 depicts two multi-family lots with 534 new condominiums and two recreation areas in 178 buildings on the 35-acre subject property. The project site is currently vacant and graded in accordance with the previous approval of tract 46018.
- The condominiums are two-story triplex buildings with units ranging in size from 1,106 square feet to 1,711 square feet. In addition to the Exhibit "A" associated with this Conditional Use Permit, the design of the proposed project will be depicted on an amendment map to be subsequently approved for tract 46018.
- A total of 808 covered parking spaces, 267 uncovered spaces, 151 guest parking spaces, and 3 handicapped spaces will be provided. The provided parking meets the requirements of Part 11, Section 22.52 of the Los Angeles County Code.
- 50% of the subject property will be covered by structures and parking with the remaining 50% will remain as open space and other landscaped areas.

### **APPLICABLE PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE**

**Sections 22.16.240 through 22.16.430 of the Los Angeles County Zoning Ordinance** addresses Development Agreements.

**Section 22.20.460 of the Los Angeles County Zoning Ordinance** provides the uses and development standards applicable to property in an RPD Residential Planned Development zone.

**CORRESPONDENCE RECEIVED**

- To date no correspondence has been received.

**ENVIRONMENTAL DOCUMENTATION**

- The Environmental Impact Report (EIR) for the overall master development of tract 46018 was certified by the Board of Supervisors on October 11, 1988. An Addendum EIR has been prepared for the proposed project. The final addendum, dated November 17, 2003, addresses the proposed project for 534 condominium units as well as any changes in baseline environmental conditions including a new traffic study. Based on the updated mitigation monitoring program, it has been determined that the project, with the recommended mitigation measures, will not have a significant effect on the environment.

**STAFF EVALUATION**

- The proposed development is consistent with all applicable provisions of the Santa Clarita Valley Area Plan, the Los Angeles Countywide General Plan as well as the RPD-5,000-20U zoning classification. In addition, the proposed development is consistent with the conditions approved by the Board of Supervisors for tract 46018 as well as the associated permits and Development Agreement. The subject property is surrounded by compatible uses and has access to a County maintained street or highway. All required public services and necessary infrastructure can be provided.
- The Department of Parks and Recreation has provided a park obligation report for the proposed project, however the trail requirement for 46018-04 has not yet been determined. In staff's opinion a final decision on the trail location can be determined with the separate amendment currently being processed for the entire master development.

**STAFF RECOMMENDATION**

- The staff recommends that the Hearing Officer certify the Addendum Environmental Impact Report and approve Conditional Use Permit No. 03-074 with the attached findings and conditions.